**Adopted by Ordinance 2661**
**on 10/18/2021**

# TUKWILA SOUTH
# RESIDENTIAL DESIGN GUIDELINES

**October 18, 2021**

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# PART 1 - INTRODUCTION

## 1.1 - Background

These design guidelines (the "Guidelines") were completed in compliance with the 2009 Tukwila South Development Agreement. Tukwila South is an approximately 512-acre site located between the Green River and Interstate 5, and approximately between South 204th Street and South 180th Street. The property is primed for development of a live/work/play community with a range of housing types. Consistent with community goals, these Guidelines will ensure residential buildings and sites are high-quality and enjoyable places to live for future residents.

## 1.2 - Intent of the Guidelines

Thoughtful urban design is a critical strategy for realizing the vision and goals of Tukwila South. To that end, these Guidelines are intended to:

A. Provide a high standard for site planning and building of residential development in Tukwila South.

B. Provide clear objectives for the planning and design of individual developments in Tukwila South, as presented in the original master plan.

C. Create the residential character and identity of Tukwila South.

## 1.3 - Applicability

A. These Guidelines apply to new townhouses, single-purpose multi-family development, and mixed-use buildings within the Tukwila South project area.

B. Individual design criteria may also have more specific applicability statements.

C. Relationship to other codes and documents. Where provisions of this division conflict with provisions in any other section of the Tukwila Municipal Code ("TMC" or "Code"), these guidelines prevail unless otherwise required by law.

# 1.4 – Interpretation

The words “shall” or “must” are intended to be mandates; and where the word “should” or “encouraged” is used, it is intended to be a recommendation. In determining the degree of applicability of design criteria or in case of conflict or site impracticality, priority should be given to criteria related to the “public realm.” Not all criteria will be applicable to every project.

Photographs and illustrations are often included as visual examples of how developments can comply with the guidelines. In many cases, multiple examples are included to illustrate that there can be numerous ways of meeting the Guidelines. Bad examples are also often included to clarify unacceptable designs.

# 1.5 - Modifications to Development Standards, and Design Modifications to Design Guidelines

Pursuant to TMC 18.41.100, Code-based development standards mandated in TMC 18.41.090, may be modified when the modification results in a more thoughtful urban design for the project consistent with the Tukwila South Residential Design Guidelines, or if certain code criteria are met.

In addition to modifications of Code-mandated development standards, individual Residential Design Guidelines may also be modified by corresponding design modifications detailed herein. All available modification opportunities for Design Guidelines are noted within each section by the capitalized term DESIGN MODIFICATIONS. In the case of any design modification for a Design Guideline, the Director must document the reasons for approving the design modification, to be maintained with project application records, and to inform and provide consistency in decision-making by the City.

# 1.6 - Definitions

**Introduction.** All words used in these design guidelines carry their customary meanings, except for those defined below or in TMC Chapter 18.06. Where there is a conflict between the definitions herein and within TMC Chapter 18.06, the definitions herein apply.

"Articulation" means the giving of emphasis to architectural elements (like windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces. See section 3.1 for articulation provisions.

"Articulation interval" means the measure of articulation, the distance before architectural elements repeat. See section 3.1 for articulation provisions.

"Blank wall" means a ground floor wall or portion of a ground floor wall as described in section 3.5 that does not include a transparent window or door.

"Building frontage" refers to the "façade" or street-facing elevation of a building. For buildings not adjacent to a street, it refers to the building elevation(s) that features the primary entrance to the uses within the building. Depending on the context the term is used in, it may also refer to the uses within the building. For example, a "storefront" is a type of building frontage.

"Cornice" means a horizontal molding projecting along the top of a wall, building, etc. See section 3.2.A for related guidelines.

"Dwelling, multi-family" means a building that contains three or more dwelling units, but excludes townhouse developments. The term also includes any dwelling units that are within a mixed-use building.

"Façade" means the entire street wall of a building extending from the grade of the building to the top of the parapet or eaves and the entire width of the building elevation. For buildings not adjacent to a street, the façade refers to the building elevation containing the main entrance or entrances to the building.

"Green River connector trails" refers to pedestrian corridors and connections that are required by the 2009 Tukwila South Development Agreement to connect Southcenter Parkway and the future Green River trail.

"Internal pathway" refers to any pedestrian path or walkway internal to a development. This includes sidewalks along private streets.

"Mixed-use" means a building that includes a mix of permitted residential and non-residential uses.

"Modulation" means stepping forward or backwards a portion of the façade as a means to articulate or add visual interest to the façade.

"Planned recreation space" means recreation space provided for general use within Tukwila South, such as the potential cross-levee park and riverfront recreation area and edge trail.

"Recreation space" means covered and uncovered space designed and intended for active and/or passive recreational activity including but not limited to rooftop decks, balconies, courtyards, indoor recreation rooms, tennis courts, swimming pools, cabanas, playgrounds, playfields, or wooded areas, and specifically excluding any parking area, driveway, or rockery. Refer to section 2.4 for recreation space guidelines. See also the covered and uncovered recreation space definitions in TMC 18.06.670 and 18.06.675, respectively.

"Roofline" means the highest edge of the roof or the top of a parapet, whichever establishes the top line of the structure when viewed in a horizontal plane.

"Private street" means a street placed in a separate tract owned and controlled by the owner's association.

"Public and semi-public realm" means sidewalks, internal pathways, Green River connector trails, and common outdoor recreation areas**.** See section 2.1.C.

"Setback" means, unless otherwise noted herein, the distance that buildings or uses must be removed from their lot lines (or the edge of the right-of-way) except that roof eaves may intrude a maximum of 24 inches into this area. A maximum 24-inch overhang may also be allowed for portions of a building (such as a bay window) if approved as part of design review approval where the overhang provides modulation of the façade.

"Street, arterial" means public streets designated by the City of Tukwila as arterial streets or having a speed limit of at least 30 miles per hour. The arterial streets in Tukwila South include Southcenter Parkway, Orillia Road South, South 180th Street, South 184th Place, and South 200th Street.

"Streetscape" means the space between the buildings on either side of a street that defines its character. The elements of a streetscape include building façades, landscaping (trees, yards, bushes, plantings, etc.), sidewalks, street paving, street furniture (benches, kiosks, trash receptacles, fountains, etc.), signs, awnings, and street lighting.

"TMC" means the Tukwila Municipal Code.

"Vertical building modulation" means a stepping back or projecting forward vertical walls of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls. Vertical building modulation may be used to meet façade the articulation guidelines in (section 3.1).

"Weather protection" means a permanent horizontal structure above pedestrian areas such as sidewalks and building entries that protects pedestrians from inclement weather.

# PART 2 - SITE PLANNING

## 2.1 - Building Frontages

### Intent

- To emphasize the landscaped boulevard character of Southcenter Parkway and enhance its importance as the main arterial street in Tukwila.
- To enhance the pedestrian environment in multi-family areas.
- To minimize potential negative impacts of parking lots and garages on the streetscape and residential environment.
- To promote good visibility between buildings and the street for security for pedestrians and to create a more welcoming and interesting streetscape and residential environment.
- To enhance the privacy of ground level residential units adjacent to streets, pathways, and open spaces.
- To promote active and vibrant shopping and dining areas where commercial uses are present.
- To make walking a comfortable and preferred mode of transportation in all weather conditions.

### Design Criteria

**A. Residential frontages.** All multi-family development on sites adjacent to public streets must comply with the building frontage guidelines in Table 2.1.A below:

**Table 2.1.A**

**Residential building frontage guidelines.**

The ➲ symbol refers to DESIGN MODIFICATION opportunities in subsection (B) below.

| Element | Guidelines | Examples and Notes |
|---|---|---|
| **Building placement/Setbacks ➲** | Entry features such as porches and stoops may project into the required setback by up to 6' | Example landscaped building frontages appropriate for Southcenter Parkway and S. 200th Street.    |
| **Building entrances** | At least one building entrance must face and connect to the street. This may include common and/or individual entrances. For corner buildings, primary entrances may face the street corner. | |
| **Façade transparency** *This includes windows and doors* | Southcenter Parkway and S. 200th Street: At least 15% of the building elevations facing the street must be transparent. All other streets: At least 10% of the building elevations facing the street must be transparent. | |
| **Weather protection** | Weather protection must be provided over all building entries: At least 3' deep for private residential entries and at least 5' deep for common building entries. | |
| **Landscaping** | All areas between the sidewalk and the building must be landscaped, except for pathways, porches, decks, and other entry and useable recreation space features. Fencing in applicable areas is limited to 42" in height. Landscaped areas must meet the intent and contain Types I and/or II Landscaping (as defined in TMC 18.52.020, Landscaping Types). ➲ | |
| **Parking location and vehicle access** | **Southcenter Parkway and S. 200th Street:** Parking may be located to the side or rear of buildings, but no more than 50% of the lot frontage can be occupied by off-street parking and driveways. ➲ Off-street parking areas are not allowed between the street and building frontages, except for a porte cochere access for passenger loading for hotels and senior citizen housing. Such areas | |

| Table 2.1.A<br>Residential building frontage guidelines. | | |
|---|---|---|
| The ➲ symbol refers to DESIGN MODIFICATION opportunities in subsection (B) below. | | |
| **Element** | **Guidelines** | **Examples and Notes** |
| | may not be designed for vehicles longer than 30 feet and may not occupy more than 125' of the lot frontage (between outer edges of curb cuts).<br>**Other streets:**<br>Parking may be located to the side or rear of buildings, but no more than 50% of the lot frontage can be occupied by off-street parking and driveways. ➲ | |

**B. DESIGN MODIFICATION criteria.** Departures from the guidelines in Table 2.1 that feature the ➲ symbol will be considered per section 1.5 provided the alternative proposal meets the intent of the guidelines and the following criteria:

1. Building placement/Setbacks. Minimum setbacks may be reduced provided the design meets the guidelines of 2.1.C below.
2. Parking location. Corner lots and unusual lot shapes warrant some flexibility (more so for side streets and not Southcenter Parkway or South 200th Street). There must be an acceptable tradeoff in terms of the amount and quality of frontage that is integrated with the development and the applicable parking location departure. In addition, the modification must include design features to successfully mitigate the visual impact of additional parking areas along streets, such as wider landscaped buffer, integration of a decorative low wall, elevated planter, or trellis.
3. Landscaping. Modified landscaping designs may be considered provided they help to create an effective transition between the building and the street, and where landscaped elements help to screen foundation walls and other blank wall areas.

**C. Dwelling units adjacent to sidewalks, internal pathways, Green River connector trails, and common outdoor recreation areas** (hereafter collectively referred to as "public and semi-public realm")**.** Design treatments must be integrated to enhance the safety and character of the public and semi-public realm areas while respecting the privacy of adjacent residential units. Design criteria:

1. Direct pathway/open space access. Units adjacent to public and semi-public realm areas must all have individual ground-related entries accessible to those elements.
2. Unit setback and elevation. Provide privacy for people living in the adjacent dwelling units through all of the following measures:
   a. Provide a 5-foot minimum setback from public and semi-public realm areas. The setback must be measured from the edge of pathways. When adjacent to an applicable public and semi-public realm area with no pathway, the setback must be measured from the outside edge (facing away from the dwelling unit) of a physical threshold feature, as defined in subsection (3)(a) below, that separates semi-private outdoor space with the public and semi-public realm area as determined by the Director.
   b. Where the façade is within close proximity to public and semi-public realm areas, elevate ground levels as set forth in Table 2.1.C.2 to help to improve privacy and enhance their relationship to the street. On sloped sites, the minimum and maximum heights shall be calculated using the average elevation of the slope adjacent to the façade.

      Elevated ground-floor units are encouraged to have secondary access from a wheelchair accessible route within the building which meets the requirements of the Americans with Disabilities Act. The route should be clearly signed and marked.

**Table 2.1.C.2**

**Guidelines for elevating residential units located within close proximity to public and semi-public realm areas.**

| Façade setback | Elevate the ground level of adjacent residential units |
|---|---|
| Front façade:<br>< 10' from sidewalk (along a public street); or<br>< 5' from an internal pathway or open space | At least 3-5'<br>above the grade of public and semi-public realm areas |
| Front façade:<br>10-15' from sidewalk (along a street); or<br>5-10' from an internal pathway or open space | 30"-5'<br>above the grade of public and semi-public realm areas |

   c. Up to 25% of units may be exempted from the elevation standards of subsection (b) provided the exempt units are designated for occupancy only by seniors or people with disabilities for the life of the building and other design treatments are integrated to meet the intent of the guidelines.
3. Enhance the privacy of residents and provide an effective transition between the public and private realm by integrating all of the following measures:

a. Provide a physical "threshold" feature such as a hedge, retaining wall, rockery, stair, gate, railing, or a combination of such elements on private property that defines and bridges the boundary between public right of way and the private entry, porch, yard, or patio. Thresholds may screen but not completely block views to and from the public and semi-public realm areas.

b. Provide an outdoor space at least four feet deep and six feet wide (24 square feet minimum area) in the front setback such as a porch, patio, deck, or stoop. Where feasible, this space must be at the same level as the interior of the unit.

c. Provide a covered area, porch or protected entry space, or other architectural weather protection at least three feet deep that provides cover for a person entering the unit and a transitional space between outside and inside the dwelling.

d. Landscaping planters (in-ground or constructed and raised) must be integrated into transitional areas between the dwelling unit and the adjacent public and semi-public realm areas (see Figure 2.1.C.1-2 for examples).

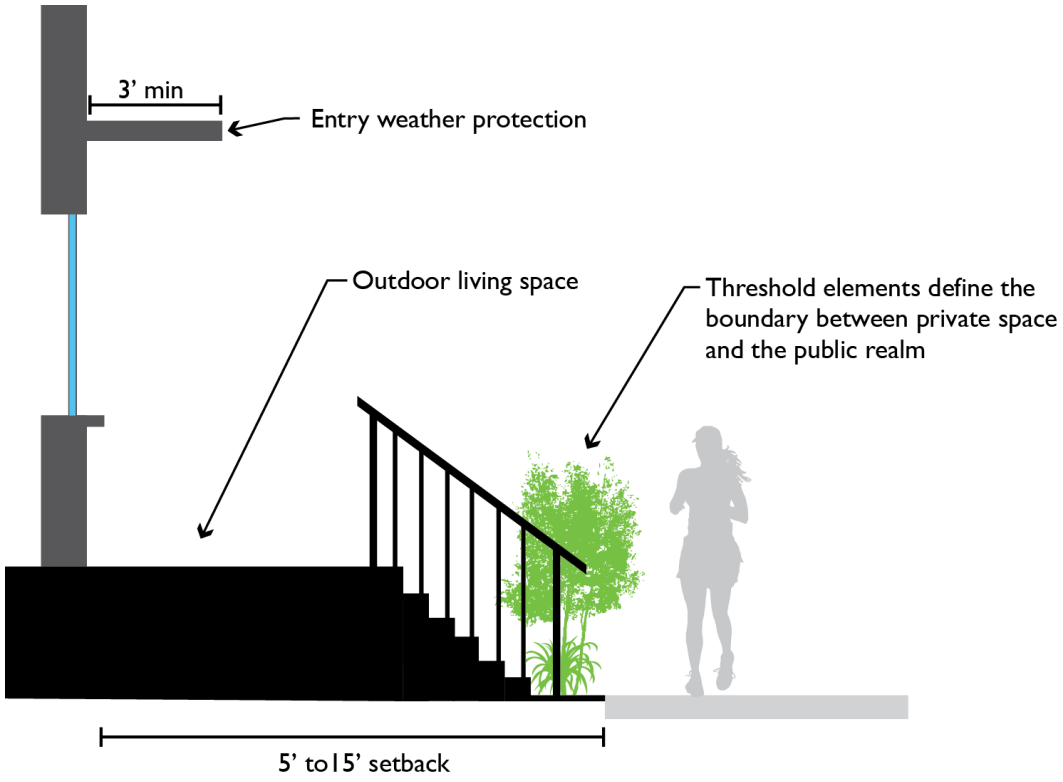
Overhead building projections may cantilever over up to 50-percent of the ground level setback to public and private realm areas.

DESIGN MODIFICATIONS may be proposed for the design criteria in subsections (C)(1-3) above provided the design enhances the privacy of adjacent units and provides an effective and attractive transition between the public and private realm. While unique circumstances such as challenging topography may play a role in setbacks and building elevations, design treatments must be integrated to mitigate negative impacts and help meet the intent of the guidelines.

4. See section 3.3 for window design standards for ground floor residential units.

**Figure 2.1.C.1**

**Guidelines and examples of ground-level residential frontages close to public and semi-public realm areas.**




The above images show ground-level residential frontages with setbacks of approximately 10 feet (left image) and 5 feet (right image) along different street frontages for the same corner apartment building. These ground level units all have their own private unit access from the sidewalk and are elevated above the sidewalk to enhance the privacy to the units. The landscaping elements, brick posts, split-faced concrete block stoop walls, and black metal railings help to provide an attractive and effective transition between the public and private realms.

**Figure 2.1.C.2**

**Additional examples of ground-level residential frontages close to public and semi-public realm areas.**

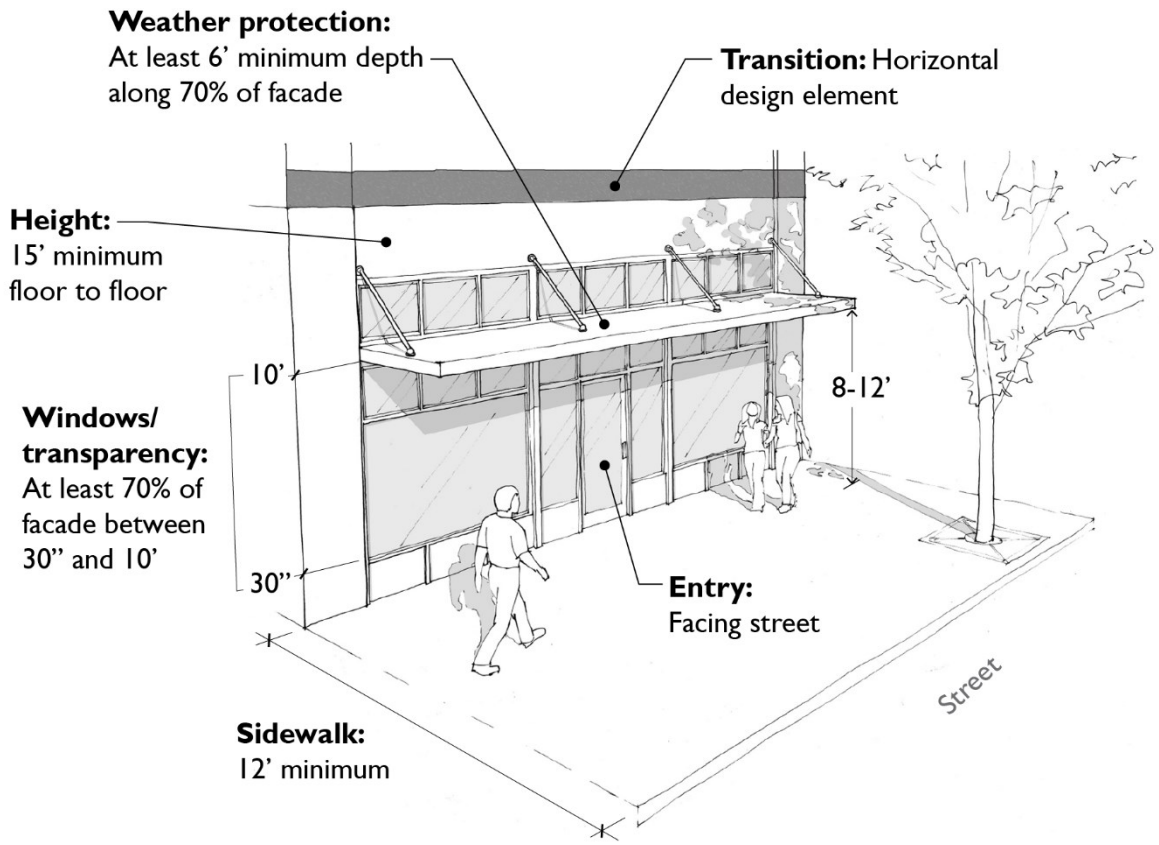

Good examples: Image A includes a stoop design with brick terraced planters and low wrought iron fences. Images B and C includes low wrought iron fences that separate the sidewalk/internal pathway from the private open space. Images D and E include stoop designs with sidewalk level planters and concrete terrace planters.


Bad examples: Despite the raised ground level, the shallow setback design in Image F is insufficient to meet the intent of the guidelines. In Image G, the upper level building cantilever doesn't meet the guidelines and creates a cold "cave stoop" like form. The large areas of unscreened concrete walls in both examples are undesirable.

**D. Commercial frontages in mixed-use buildings**. The following guidelines apply where a commercial use is included on the ground floor of a multi-family building. Refer to TMC Chapter 18.09, Land Uses Allowed by District, for permitted commercial uses.

**Figure 2.1.D.1**

**Ground-level commercial frontage guidelines.**




1. Sidewalk width. 12 feet minimum between the curb edge and the commercial façade (including clear/buffer zone with street trees).
2. Building entrances. At least one entrance to the commercial use must face the sidewalk or internal pathway. For corner buildings, entrances may face the corner.
3. Façade transparency. At least 70 percent of the commercial use façade between 30 inches and 10 feet above grade must be transparent windows or doors. Glass roll up doors are encouraged. Generic storefront window systems that extend to the ground are discouraged (see the crossed-out examples in Figure 2.1.D.2).
4. Interior dimensions.
   a. Minimum internal floor to ceiling height: 15 feet.
   b. Minimum depth from the façade: 35 feet.

5. Weather protection along at least 70-percent of the façade that is at least six feet wide with a vertical clearance of between eight and 12-feet is required. Weather protection should be made of permanent, durable materials. Glass is acceptable.
6. A horizontal design feature above the storefront that emphasizes transition between residential and non-residential uses. This may include a change in materials, horizontal banding, or other technique that effectively defines the transition.
7. DESIGN MODIFICATIONS will be considered for the commercial frontage elements provided they meet the intent of the Guidelines, integrate a functional and leasable space for a variety of commercial uses, and creates a high-quality pedestrian environment. For example, if 80-percent of the proposed commercial space meets the interior dimension guidelines and only 20-percent of the spaces are slightly smaller than the above dimensions, then the overall plan would meet the intent for creating functional and leasable commercial spaces.

**Figure 2.1.D.2**

**Ground-level commercial frontage examples.**


Good examples. The upper left example includes openable storefront windows, which are desirable.

**Figure 2.1.D.2**

**Ground-level commercial frontage examples.**

Bad examples: Generic storefront window systems that extend to the ground like these are discouraged. Better design alternatives include roll-up glass doors or storefront window designs integrating decorative kick-plate or base panels designs, or solid walls between the near the ground level.

# 2.2 - Pedestrian Circulation

## Intent

- To provide accessible, effective, and efficient pedestrian circulation within individual developments and to connect to adjacent pedestrian routes and streets.
- To incorporate a connected system of attractive trail corridors upon which developments can be structured around.
- To improve the pedestrian environment by making it accessible, safe, and comfortable.
- To provide pedestrian access to transportation resources such as sidewalks, bikeways, crosswalks, and bus shelters connecting to all modes of transportation.

## Applicability

Per the 2009 Tukwila South Development Agreement section 4.5.1, a minimum of eight "pedestrian corridors and connections" are required to connect Southcenter Parkway and the future Green River trail, which is to be built and maintained by the City of Tukwila. For the purposes of this document, these eight facilities are known as "Green River connector trails". The design criteria in this section apply to Green River connector trails where they are adjacent or pass through residential development sites.

## Design Criteria

**A. General pedestrian connectivity.**

1. Residential developments must provide an integrated and connected pedestrian circulation network that encourages walking and functions as one of the defining features of the development. Routes that minimize walking distances must be utilized to the extent practical. In addition to the Green River connector trails, required connections include:
    a. Shared and individual entrances to streets, trails and recreational areas, parking areas, and other pedestrian amenities.
    b. Between on-site residential buildings.
    c. To internal pedestrian circulation networks on adjacent sites, when desirable and feasible.
    d. Safe and attractive connections to and from street corners, particularly signalized street corners.

    For townhouses or other residential units fronting streets, connections to the sidewalk may be used in part to meet this Guideline.
2. For large multi-building developments, pedestrian connections must be made at intervals no greater than 250 feet. DESIGN MODIFICATIONS will be considered where one or more of the following exist:
    a. Topography or other physical site constraints make connections impossible or unnecessary.
    b. Greater intervals allow a more desirable site/building configuration that creates a distinct focal point.

c. Site dimensions and building types make slightly larger dimensions more practical, while the overall connectivity of the site and the quality of connections meet the intent of the guidelines.

3. Green River connector trails may not have barriers or gates that deny pedestrian access. Other internal pathways may have security gates that limit access to employees and residents.

**Figure 2.2.A**

**Examples of residential developments with an integrated and connected pedestrian network.**

The example above (Issaquah Highlands) integrates sidewalks and pathways throughout the development, connecting all buildings and open spaces.

**Figure 2.2.B**

**Examples of attractive pedestrian connections through a residential development.**


Good examples. Images A and D are examples of attractive internal pathways between buildings. Image B is a pathway separating two different developments. Image C is nature trail that connects residents of the development to the adjacent street and trail system.

**B. Pedestrian facility design.**

The following are minimum dimensions. Larger dimensions may be appropriate for high-volume facilities and for facilities located adjacent to high-activity land uses.

1. Green River connector trails: 14 feet wide corridor with ten feet wide paving.
2. Primary pathways (direct connections from sites to public streets): Six feet wide paving.
3. Secondary pathways (no direct connection to public streets and internal site connections between buildings): Five feet wide paving.

**C. Trail corridor landscaping, lighting, and design.**

1. Trail corridors should include lush and vibrant landscaping elements that enhance the character and identity of trails (and surrounding development) while maintaining visibility for safety. This includes trees, shrubs, and ground cover. Ornamental grasses and perennials can also be very attractive along trails.
2. Shrubs and hedges should be limited to 42 inches in height to maintain visibility.
3. Turf grass might be desirable in some areas — but should generally be limited to areas intended for active recreational uses.

4. Designers are encouraged to create different landscaped "themes" for different trail corridor segments to enhance the "sense of place."
5. The use of native, drought-tolerant and low maintenance plant materials is encouraged.
6. Lighting should be integrated along the trail for safety. Utilize techniques that light the trail, but minimize lighting glare impacts on adjacent residential units. Refer to section 2.9 for additional lighting guidelines.
7. Trails and pathways are encouraged to be configured and aligned to highlight distinct views (e.g., Mt. Rainier or terminal vista of distinct building feature).

**D. Bicycle facilities.**

1. For required quantity, see the multi-family bicycle parking standards in TMC 18.56.130, Development Standards for Bicycle Parking, and TMC Figure 18-7.
2. General design guidelines.
    a. Racks should be oriented to maximize their efficiency and aligned to keep obstructions away from pedestrian thoroughfares.
    b. Clustered arrangements of racks should be set back from walls or street furniture to allow bicycles to be parked at both ends or from either side.
    c. Where more than one rack is installed, the minimum separation between aisles should be 48 inches (the aisle is measured from tip to tip of bicycle tires across the space between racks). This provides enough space for one person to walk one bicycle. In high traffic areas where many users park or retrieve bicycles at the same time, the recommended minimum aisle width is 72 inches.
    d. Multiple buildings should be served by many small racks in convenient locations rather than a combined, distant rack area.
    e. For outdoor parking, building overhangs, canopies, or other features should be used to provide weather protection.
    f. Where bicycle parking is located indoors, building entries and associated pathways must be designed for bicycle riders to easily move bicycles in and out of the building. Factors include pathway width and design, doorway widths, door opening mechanisms, and distance between the entry and the bicycle parking area.
3. Short term parking guidelines (such as for deliveries and guests).
    a. Racks should be easy to find and located near the primary building entrance.
    b. Racks should be located within sight of gathering places or in busy pedestrian areas that provide constant, informal surveillance of parked bicycles.
4. Long term parking guidelines (for residents and on-site employees).
    a. Long term bicycle parking is preferably located indoors. If outdoors, the parking area should be protected with a secure-entry enclosure.
    b. Bicycle storage areas should be located in high visibility areas close to elevators, stairs, and entrances.
    c. Bicycle storage areas should be located as close or closer to elevators or entrances than the closest car parking space.

# 2.3 - Vehicle Access & Circulation

## Intent

- To create a safe, convenient, and efficient network for vehicle circulation and parking.
- To enhance the visual character of interior access streets.
- To minimize conflicts with pedestrian circulation and activity.
- To improve the pedestrian and bicycling environment by making it easier, safer, and more comfortable to walk or ride among residences, to businesses, to the street sidewalk, to transit stops, through parking lots, to adjacent properties, and connections throughout the city.
- To enhance access to on- and off-site open space areas and pedestrian/bicycle paths.

## Applicability

The guidelines herein supplement the provisions of TMC Chapter 18.56, Off-Street Parking and Loading Regulations.

## Design Criteria

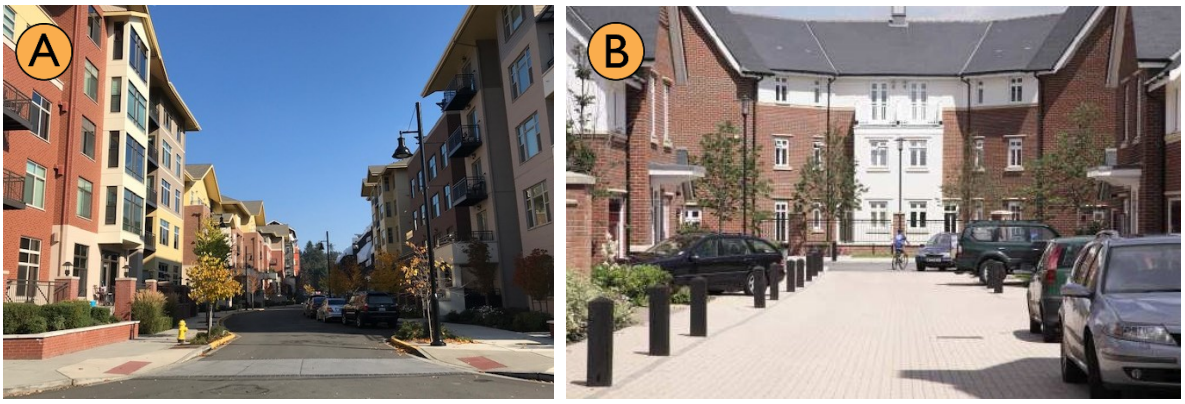
A. Developments must provide a safe and convenient network of vehicular circulation that connects the surrounding road access network and creates safe connections to driveways. Vehicle circulation shall be designed to provides opportunities for future connections to adjacent parcels, where applicable.

B. Shared street (i.e., Woonerf) designs may be appropriate in low traffic areas to function for both pedestrians and vehicles. See Figure 2.3.A for examples.

C. Developments are encouraged to configure internal roadways and parking areas to minimize paved areas.

**Figure 2.3.A**

**Vehicular access examples.**




Good internal street examples. Image B is a "woonerf" or shared street with a curbless design.

**Figure 2.3.A**

**Vehicular access examples.**


Image C uses decorative pavement pattern to add visual interest to internal drives. Avoid designs in Image D with an excessive amount of paving.

# 2.4 – Recreation Space

## Intent

- To create useable space that is suitable for leisure or recreational activities for residents.
- To create recreation space that contributes to the residential setting.

## Design Criteria

A. Multi-family recreation space required in TMC 18.41.090 may be provided in a combination of ways. Table 2.4 below lists how those requirements may be met, and subsections (A)(1) through (5) provide the design guidelines for each type.

**Table 2.4**
**Useable recreation space types.**

| Recreation space type | Maximum allowable percentage of required useable recreation space |
|---|---|
| Common outdoor recreation areas | 100% |
| Ground level individual outdoor area | 100% (for adjacent units only) |
| Balconies | 50% |
| Shared roof decks | 100% |
| Common indoor recreation areas | 75% |

1. Common outdoor recreation areas. This can include landscaped courtyards, decks, entrance plazas, gardens with pathways, children's play areas, swimming pools, and water features provided they are accessible to all residents of the development.

   Design criteria include all of the following:

   a. The minimum area is 500 square feet. The space must feature dimensions necessary to provide functional leisure or recreational activity (unless otherwise noted herein).

   b. Shared porches may qualify as recreation area, provided they are at least eight-feet in depth and 96-square-feet in total area.

   c. Required setback areas must not count as common outdoor recreation areas, except for building entry plazas located in front setbacks. Vehicular circulation areas must not count as common outdoor recreation areas.

   d. Areas must be located in accessible areas that are visible from units within the development.

   e. When possible, the recreation areas should be oriented to receive sunlight, facing east, west or preferably south.

   f. Areas must feature paths or walkable lawns, landscaping, seating, lighting, and play structures, sports courts, or other pedestrian amenities to make the area more functional and enjoyable for a range of users.

g. Areas must be separated from ground level windows, streets, vehicular circulation areas, service areas, and parking lots with landscaping, fencing, and/or other acceptable treatments that enhance safety and privacy for both the recreation areas and dwelling units.

h. Stairways and service elements located within or on the edge of the space must not be included in the recreation area calculations.

i. The areas must be accessible to all residents of the development.

j. Any children's play areas integrated as a part of a common outdoor recreation area must meet all the following (in addition to the design criteria listed above):

i. Measures necessary to protect children's safety from vehicular traffic must be included, such as low fencing or landscaping to provide a physical barrier.

ii. Shade and rest areas for supervision shall be provided through the use of deciduous landscaping, architectural elements, temporary structures, or other means.

iii. Natural, creative play elements should be provided. For instance, ground slides from one level to another, tricycle tracks, swings hung from arbors or trees, paths that meander and are of varying materials and widths, water that can be manipulated, outdoor rooms made from landscape or rocks, and berms and hills.

iv. Play areas must be designed for a variety of ages, activities, and motor skills.

DESIGN MODIFICATIONS will be considered for the Guidelines above provided they meet the intent and fill a recreational need for the residents of the development. The use and design of the space must be integrated with the surrounding site and building features in a manner that's complementary to the development and any adjacent streetscape.

2. Ground level individual outdoor area. All of the required recreation space for a unit may be provided by ground level outdoor space that is adjacent and directly accessible to the subject unit. Design criteria include all of the following:

a. Outdoor spaces may be located in the front, side, or rear yard provided they are generally level, feature no dimension less than 10-feet, and enclosed by a fence and/or hedge at least 32-inches in height to qualify

DESIGN MODIFICATIONS will be considered provided the space(s) meet the intent of the guidelines as a usable recreation space.

b. Private porches may qualify as outdoor space provided they are at least 36-square-feet in area, with no dimension less than six-feet.

c. Individual ground level outdoor area that is in excess of minimum guidelines must not be used in the calculations for determining the minimum usable recreation area standards for other units in the development.

3. Balconies.

4. Shared roof decks.

a. Must be available to all residents.

b. Space must feature hard-surfacing and provide amenities that encourage use, such as seating, outdoor grills, and weather protection elements.

c. Space must integrate landscaping elements that enhance the character of the space and encourage its use.

d. Space must incorporate features that provide for the safety of residents, such as enclosures, railings, and appropriate lighting levels.

5. Common indoor recreation areas. Examples include exercise rooms, swimming pools, game rooms, movie theatre rooms, and libraries.

   a. The space must meet ADA guidelines and must be located in a visible area, such as near an entrance, lobby, or high traffic corridors.

   b. The space must be designed specifically to serve interior recreational functions and not merely be leftover unrentable space used to meet the recreation space requirement.

   c. Such space must include amenities and design elements that will encourage use by residents.

**Figure 2.4.A.1**

**Common outdoor recreation area examples.**



Image A includes a combination of open lawn area for informal recreation plus pathways and decorative landscape areas to enhance the setting for residents. Image B is a courtyard with includes pathways, seating areas, landscaped beds, and semi-private spaces for adjacent ground level units.

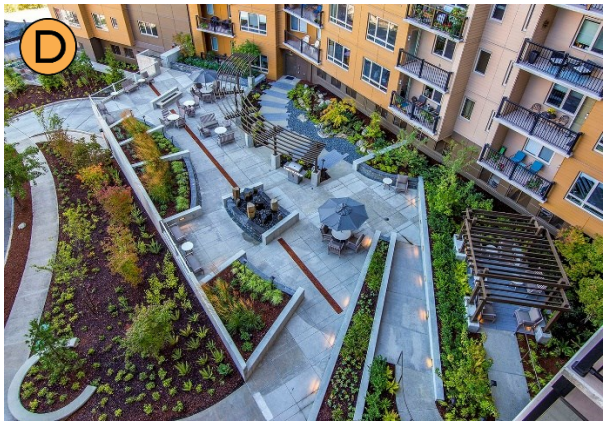




Image C includes a covered gathering space with outdoor grills adjacent to a landscaped commons with a central pathway. Image D includes a landscaped plaza with multiple seating areas and an outdoor fireplace.

**Figure 2.4.A.1**

**Common outdoor recreation area examples.**

Image E shows a courtyard with a shared pool. Image F below includes a common green area and separate fenced off-leash dog area.



**Figure 2.4.A.2**

**Rooftop deck examples.**

**Figure 2.4.A.3**

**Common indoor recreation area examples.**

**B. Townhouse recreation space guidelines.**

1. Townhouse developments shall provide recreation space requirements consistent with multi-family developments (based on the number of bedrooms) as set forth in TMC 18.41.090. Such townhouse recreation space may be provided by one or more of the following:

   a. Private ground level recreation area that is directly adjacent and accessible to dwelling units. Such area must have minimum dimensions of at least 12-feet on all sides and be configured to accommodate activity such as outdoor eating, gardening, toddler play, etc. Street setbacks may be used to meet this guideline, provided they are defined with a fence (meeting guidelines of section 2.8).

   b. Private balconies, roof decks, or porches.

   c. Common outdoor recreation area that meets the design criteria of section 2.4.A.1.

2. Individual private recreation area for one unit that exceeds the recreation space Guidelines may not be used to help meet the recreation guidelines for other dwelling units. Common recreation spaces that meet the guidelines of subsection (1)(c) above, however, may be used to supplement private recreation areas meeting subsections (1)(a-b) above to help dwelling units meet the recreation area guidelines herein.

**Figure 2.4.B**

**Examples of how townhouse recreation area may be integrated.**




A: Common outdoor recreation area between townhouse buildings and private stoop/entries.

B: Private ground-level area in front of townhouses.

C: Townhouses with private balconies and rooftop decks.

# 2.5 - Solar Access & Privacy

## Intent

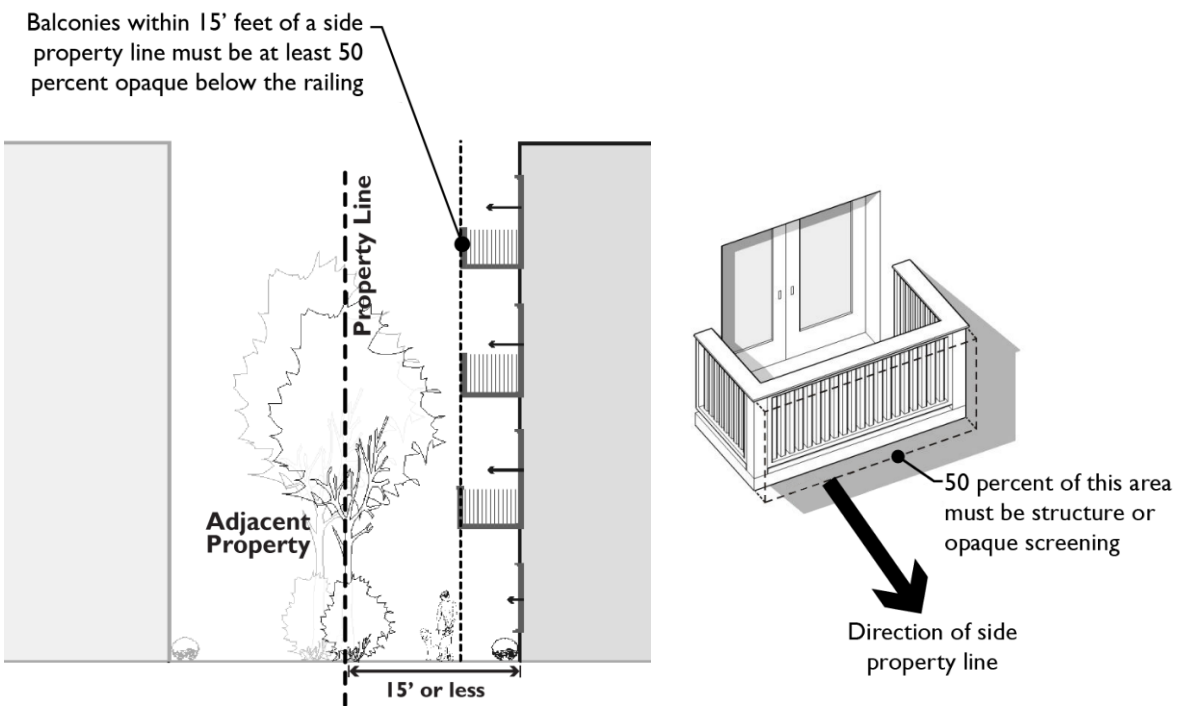
- To promote the functional and visual compatibility between developments.
- To protect the privacy of residents in adjacent buildings.
- To enhance access to natural daylight for residents.

## Design Criteria

A. Balconies at the side and rear of buildings.

1. Balconies and rooftop decks above the ground floor and within 15 horizontal-feet of a side or rear property line must feature a railing system that is at least 50-percent opaque. Specifically, 50-percent of the area below the top edge of the railing must be a sight-obscuring structure.
2. DESIGN MODIFICATIONS to this Guideline will be allowed if the balcony will not cause visual or privacy impacts due to its location, orientation, design or other consideration.

**Figure 2.5.A**
**Privacy guidelines for balconies within 15-feet of side or rear property lines.**



B. Light and air access and privacy guidelines.

1. Minimum width of common outdoor recreation areas. When a common outdoor recreation area is located between two building elevations and at least one of those building elevations features windows that provide the applicable dwelling unit's only source of solar access, then the minimum width of the common outdoor recreation area is based on the height of the applicable buildings:

   a. 20-feet minimum for such elevations up to three-stories tall.

   b. 25-feet minimum for such elevations four-stories tall (at least one of the elevations).

   c. 30-feet minimum for such elevations five or more stories tall (at least one of the elevations).

DESIGN MODIFICATIONS will be allowed to the standards and guidelines above where it is determined that the proposed design provides for adequate light and air access and privacy and will not create a compatibility problem in the near and long term based on the unique site context and design.

**Figure 2.5.B**
**Light/air access and privacy guidelines.**

Light/air access and privacy guidelines for multi-family residential buildings along interior side and rear property lines.

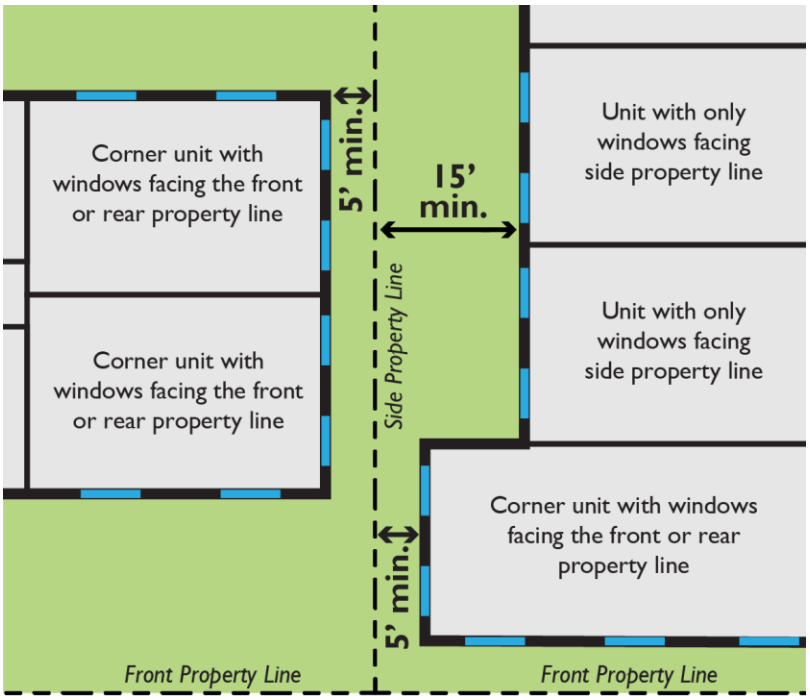
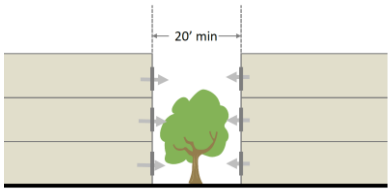
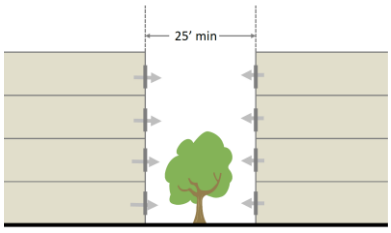


**Figure 2.5.B**
**Light/air access and privacy guidelines.**

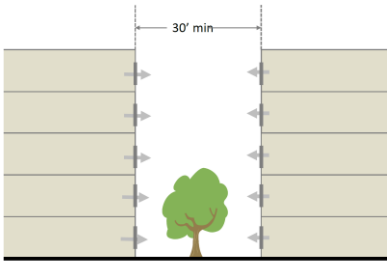
Common outdoor recreation areas – minimum widths when adjacent to building elevations containing windows of dwelling units whose only solar access is from the applicable building wall.




20-feet minimum for such elevations up to three-stories tall.




25-feet minimum for such elevations four-stories tall.




30-feet minimum for such elevations five or more stories tall

# 2.6 - Service Areas & Utilities

## Intent

- To minimize adverse visual, odor, and noise impacts of mechanical equipment, utility cabinets and service areas at ground and roof levels.
- To provide adequate, durable, well-maintained, and accessible service and equipment areas.
- To protect residential uses and adjacent properties from impacts due to location and utilization of service areas.

## Relation to Other Codes

- Refer to the requirements of TMC 18.50.180-185 for design of recycling storage space. TMC 18.50.190, Design of Collection Points for Garbage and Recycling Containers, are supplemented by this section.

## Design Criteria

**A. Ground-related service areas and mechanical equipment.**

1. Location.

   a. Service areas. Loading docks, trash dumpsters, compactors, recycling areas, electrical panels, and mechanical equipment areas must be located for convenient service access while avoiding negative visual, auditory, olfactory, or physical impacts on the streetscape environment and adjacent dwelling units.

   b. Utility meters, electrical conduit, and other service utility apparatus. These elements must be located and/or designed to minimize their visibility to the public. Project designers are strongly encouraged to coordinate with applicable service providers early in the design process to determine the best approach in meeting these guidelines. If such elements are mounted in a location visible from the street, pedestrian pathway, common outdoor recreation area, or shared auto courtyards, they must be screened with vegetation and/or integrated into the building's architecture. [See Figure 2.6.A.2 below].

   c. Design for safety. Other provisions of this section notwithstanding, service areas used by residents must be located to avoid entrapment areas and other conditions where personal security is potentially a problem. Pedestrian-scaled lighting or other measures may be needed to enhance security.

   d Design to mitigate noise. Locate and/or shield noise producing mechanical equipment such as fans, heat pumps, etc., to minimize sounds and reduce impacts to adjacent dwelling units.

   e. Dumpster storage areas.

      i. Dumpster storage areas must be provided on-site for all multi-family development.

      ii. Dumpster storage areas must be sized to accommodate the minimum dumpster sizes for garbage, recycling, and composting (see TMC 18.50.180, Recycling Storage Space for Residential Uses).

2. Screening.

   a. Service area screening is required for all exterior service areas, as follows:

      i. A structural enclosure must be constructed of masonry, heavy-gauge metal, or decay-resistant material that is also used with the architecture of the main building. Alternative materials other than those used for the main building are permitted if the finishes are similar in color and texture or if the proposed enclosure materials are more durable than those for the main structure. The walls must be sufficient to provide full screening from the affected roadway, pedestrian areas or adjacent use, but must be no greater than seven feet tall. [See Figure 2.6.A.3 below].

      ii. Gates must be made of heavy-gauge, site-obscuring material. Chain link or chain link with slats is not an acceptable material for enclosures or gates.

      iii. Where the interior of a service enclosures is visible from surrounding streets, pathways, and residential units, an opaque or semi-opaque horizontal cover or screen must be used to mitigate unsightly views. The horizontal screen/cover should be integrated into the enclosure design (in terms of materials and/or design).

      iv. Collection points must be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle vehicular traffic, or does not require that a hauling truck project into any public right-of-way. Ensure that screening elements allow for efficient service delivery and removal operations.

      v. The service area must be paved.

   b. The sides and rear of service enclosures must be screened with landscaping at least five-feet wide in locations visible from the street, parking lots, and pathways to soften views of the screening element and add visual interest.

      DESIGN MODIFICATIONS will be considered provided the enclosure and landscaping treatment meet the intent of the guidelines and add visual interest to site users.

**Figure 2.6.A.2**

**Utility meter location and screening - good and bad examples.**

Place utility meters in less visible locations. The upper and lower left examples are successfully tucked away in a less visible location and/or screened by vegetation. The right images are poorly executed and would not be permitted in such visible locations. Such meters must be coordinated and better integrated with the architecture of the building.

**Figure 2.6.A.2**

**Utility meter location and screening - good and bad examples.**

**Figure 2.6.A.3**

**Acceptable screening enclosures.**





All examples use durable and attractive enclosures with trees and shrubs to soften views of the enclosures from the side. Image C and D use a trellis and weather protection structure on top – a desirable feature particularly where the top of the enclosures are visible from surrounding buildings, streets, and pathways (due to topography or building heights).

**B. Roof-mounted mechanical equipment.**

1. All rooftop mechanical equipment, including air conditioners, heaters, vents, and similar equipment must be fully screened from public view at the street level. Screening must be located so as not to interfere with operation of the equipment. For developments with varying building heights, rooftop mechanical equipment on lower height buildings visible from existing or proposed taller buildings must integrate screening measures (see Figure 2.6.B for example).

   Exception: Roof-mounted wind turbines, solar energy systems, and rainwater reuse systems do not require screening.

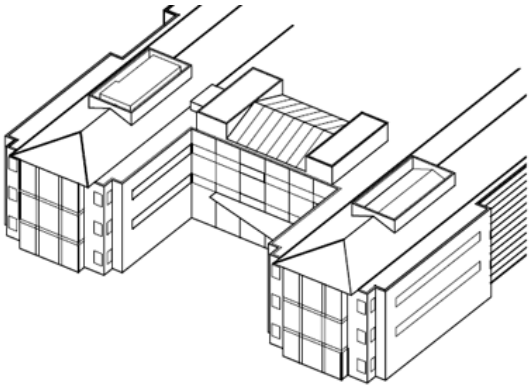
2. For rooftop equipment, all screening devices must be well integrated into the architectural design through such elements as parapet walls, false roofs, roof wells, clerestories, or equipment rooms. Screening walls or unit-mounted screening is allowed but less desirable. Wood must not be used for screens or enclosures. Louvered designs are acceptable if consistent with building design style. Perforated metal is not permitted.

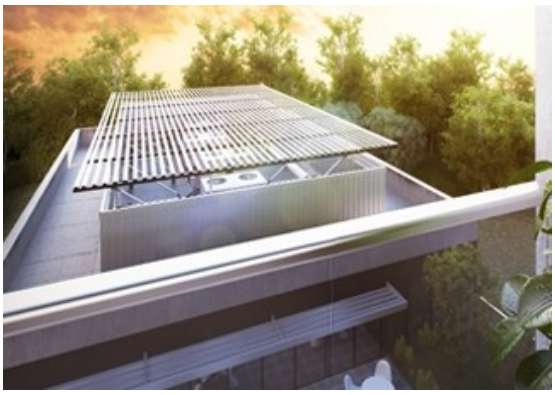
3. The screening materials must be of material requiring minimal maintenance and must be as high as the equipment being screened.

4. Locate and/or shield noise producing mechanical equipment such as fans, heat pumps, etc. to minimize sounds and reduce impacts to adjacent properties.

**Figure 2.6.B**

**Examples of roof-mounted mechanical equipment screening.**





The left example shows how rooftop mechanical equipment can be located and screened effectively using walls. The right example shows effective location and screening, including side walls and a trellis, to screen views from taller surrounding buildings.

# 2.7 - Landscaping

## Intent

- To create an attractive pedestrian environment throughout Tukwila South.
- To promote the use of native, low-maintenance, and drought-tolerant plants.
- To encourage abundant and colorful landscaping in site and development design.
- To utilize vegetation to reduce the impact of development on drainage systems and water quality.
- To mitigate the negative impacts of parking lots on the streetscape.

## Design Criteria

**A. General guidelines.**

1. Green roofs. Landscape plantings on roofs is encouraged.
2. Mature trees. Developments are encouraged to preserve mature stands of trees and integrate them into the development as an amenity. Developments must also comply with applicable tree requirements of TMC Chapter 18.54, Urban Forestry and Tree Regulations.
3. Foundation screening. All street-facing elevations should have landscaping along any exposed foundation, except those areas that provide access for pedestrians or vehicles to the building.

**Figure 2.7.A**

**Foundation planting examples.**

Left: Foundation with adequate landscape screening. Right: Foundation with inadequate landscape screening.

# 2.8 - Fences, Walls & Hedges

## Intent

- Minimize the negative visual impacts of fences, walls, and hedges on the street and pedestrian environment.
- Protect life and secure property while protecting the public from hazardous fences and walls.
- Increase visibility in appropriate circumstances to increase public safety and deter crime.
- Promote and enhance Tukwila South as a walkable place and enhance the pedestrian environment and general appearance of residential development.
- Reduce impacts on the pedestrian experience that may result from taller fences and walls.
- To ensure that site features such as walls, fences, hedges, gates, and screens are well constructed and easily maintainable.

## Relation to Other Codes

Refer to TMC 18.50.070(A), Yard Regulations, for other fence requirements near streets.

## Design Criteria

**A. General guidelines.**

1. Where provided, fences between the street and buildings should be limited to 36 inches in height to maintain visibility between the street and adjacent units for safety.
2. Chain link fence is not allowed except for enclosing active recreation facilities such as swimming pools, playgrounds, and off-leash pet areas. Where used, chain link fence should be vinyl-coated with a dark shade of black, brown, or green.
3. Fences and walls should be made of durable, easily maintainable, and vandal-resistant materials. To reduce the likelihood of graffiti, avoid walls with smooth surfaces unless they can easily be repainted or cleaned
4. Fences must be located on the interior side of any required perimeter landscaping.
5. The maximum height of screening walls and fences is seven feet.

**B. Retaining walls.**

1. Retaining walls taller than four feet and visible from a street should be terraced so that no individual segment is taller than four feet. Any segment within three feet of a sidewalk or trail shall be no taller than 30 inches.

   DESIGN MODIFICATIONS will be considered where large retaining walls are necessary. Design measures must be integrated to mitigate the visual impact of the wall. The greater the visibility of the wall to the general public, the greater the design treatments necessary to mitigate negative visual impacts of the wall. Treatments include but are not limited to wall texture, color, shape, wider terracing distances, and landscape screening.
2. Terraced wall segments should be separated by a landscaping bed at least two feet in width including one shrub for every three lineal feet of retaining wall. Alternative landscaping

treatments will be considered provided they provide superior screening of the retaining wall and enhance the streetscape.

3. Fences should be located at least five feet from the top edge of retaining walls.

DESIGN MODIFICATIONS will be considered provided they meet the intent of the Guidelines.

**Figure 2.8.B**
**Appropriate retaining wall terracing.**


In Image A the retaining wall textures, landscaping, and terracing mitigate the height of the walls and their relationship to the pedestrian sidewalk. Image B shows walls of multiple scales - low terraces near a pathway, and larger terraces with landscaping bordering a large common outdoor recreation areas. Image C is a large wall located away from streets and trees but still highly visible from a distance, and uses a combination of terracing, texture, and landscaping to effectively soften the wall's appearance. Image D illustrates an acceptable alternative design with minimal terracing in a service and parking area located away from public streets.


Image E has an unacceptable wall with large terracing intervals close to a street, landscape features which do not provide effective softening, and a lack of details to add visual interest.

# 2.9 – Outdoor Lighting

## Intent

- Protect against light pollution and reclaim the ability to view the night sky and thereby help preserve the quality of life and scenic value of this desirable visual resource throughout the region and nearby natural open spaces.
- Help protect and enhance human health and wellness and wildlife habitation and migration by minimizing light pollution and its impact on all forms of life.
- Promote lighting practices and systems to conserve energy, decrease dependence on fossil fuels, and limit greenhouse gas emissions.
- Ensure that sufficient lighting can be provided where needed to promote safety and security on public and private property, and to allow for reasonable lighting outdoor activities.
- Provide attractive lighting that supports and enhances the urban environment, emphasizes architectural elements, and encourage pedestrian activity and wayfinding beyond daylight hours, especially during the long nights of Pacific Northwest winters.

## Applicability

Refer to TMC Table 18.41.090 for additional standards for outdoor lighting.

## Design Criteria

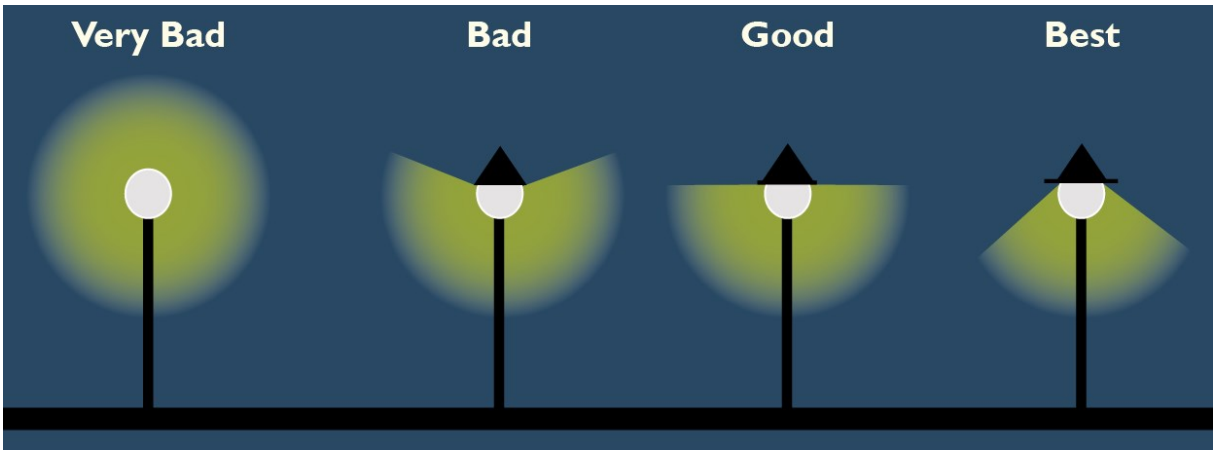
A. All light sources must be shielded to direct light away from the sky and from residential uses. See Figure 2.9.C for an illustration of appropriate light shielding.

B. Exterior lighting must be installed so that the light is directed downward onto the property upon which it is located. Light trespass onto adjacent properties and the public right-of-way should be prevented and mitigated.

C. Exterior lighting is encouraged to follow the color temperature, timing, intensity, technology, and other recommendations of the International Dark Sky Association and the Illuminating Engineering Society of North America.

**Figure 2.9.C**

**Appropriate exterior light shielding.**




The left two luminaires are unshielded and not permitted. The "good" luminaire is fully shielded above the horizontal. The "best" luminaire is fully shielded and minimizes its offsite impacts.

D. Lighting color (chromaticity). The correlated color temperature of outdoor lighting shall be 3,500 Kelvin maximum or lower (refer to American National Standard Institutes publication C78.377 for guidance on LED lighting). Exceptions may be made for architectural floodlighting, accent lighting, or outlining.

**Figure 2.9.D**

**Examples of appropriate exterior lighting.**

These examples use shielded and low-level lighting to illuminate pedestrian pathways.

E. Decorative lighting is permitted and should be limited to meet the intent of this section. Consider dimming or curfews for such lighting after midnight. Such lighting includes:

1. Landscape lighting.
2. Architectural accent lighting and outlining.
3. Lighting to illuminate flags, public art, water features, and similar edifices.

4. Outdoor rope and string lights for outdoor seating and gathering areas.

# PART 3 - BUILDING DESIGN

## 3.1 - Building Massing & Articulation

### Intent

- To employ façade articulation techniques that reduce the perceived scale of large buildings and add visual interest from all observable scales.
- To create clear and welcoming building entries.

### Design Criteria

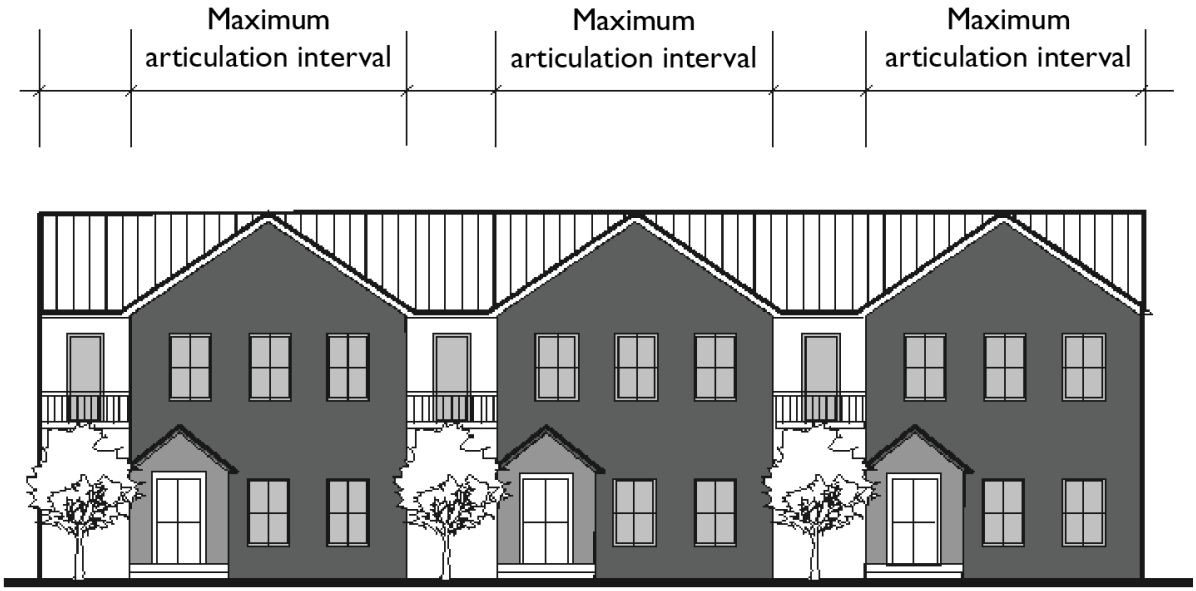
A. Façade articulation. Residential buildings must include façade articulation features at maximum 30-foot intervals to create a human-scaled pattern. This guideline applies to building elevations facing public streets, private roadways, parks and containing primary building entrances. At least three of the following articulation features must be employed:

1. Use of windows and/or entries.
2. Use of weather protection features.
3. Use of vertical piers/columns (applies to all floors of the façade, excluding upper level stepbacks).
4. Change in roofline per subsection (D) below.
5. Change in building material, siding style, and/or window pattern (applies to all floors of the façade, excluding upper level stepbacks).
6. Vertical elements such as a trellis with plants, green wall, art element that meet the intent of the guideline.
7. Providing vertical building modulation of at least 12-inches in depth if tied to a change in roofline per subsection (D) below or a change in building material, siding style, or color. Balconies may be used to qualify for this option if they are recessed or projected from the façade by at least 18-inches. Juliet balconies or other balconies that appear to be tacked on to the façade will not qualify for this option unless they employ high quality materials and effectively meet the intent of the guidelines.
8. Other design techniques that effectively reinforce a pattern of facades compatible with the building's surrounding context.

DESIGN MODIFICATIONS will be considered provided they meet the intent of the Guidelines and the design criteria in subsection (B) below.

**Figure 3.1.A**

**Residential façade articulation examples.**




Below Images A-C use a combination of vertical building modulation, window patterns, material changes, or roofline modulation. Image D does not feature at least three façade articulation features.




**B. DESIGN MODIFICATION criteria associated with articulation guidelines.** The following criteria will be considered in determining whether the proposed articulation treatment meets the "intent" of the Guidelines:

1. Consider the type and width of the proposed articulation treatment and how effective it is in meeting the intent given the building's current and desired context (per the Comprehensive Plan and the Tukwila South Development Agreement).
2. Consider the size and width of the building. Smaller buildings warrant greater flexibility than larger buildings.
3. Consider the quality of façade materials in concert with doors, windows, and other façade features and their ability to add visual interest to the street from a pedestrian scale and more distant observable scales.
4. Consider the public visibility of the particular building elevation. Facades not visible from public streets, such as those abutting hillsides, warrant greater design flexibility.

**Figure 3.1.B**

**Example where flexibility to articulation guidelines are warranted.**

This secondary building elevation faces a forested hillside and is not visible from a public street. As such, it's an example where some flexibility to the articulation guidelines is warranted (though some articulation features, such as the balconies, roofline changes and color/material changes add visual interest to this building elevation.

**C. Maximum façade width.** Building facades wider than 120 feet in length must include at least two major façade techniques to break up the massing of such a large building and add visual interest. This guideline applies to building elevations facing public streets or containing primary building entrances.

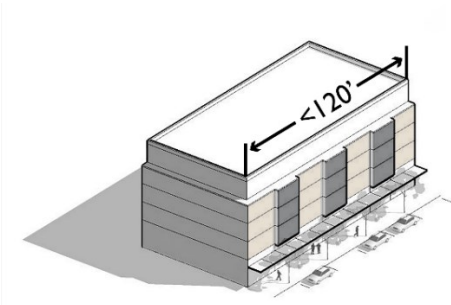
1. Provide vertical building modulation at least six-feet deep and 15-feet wide. For multi-story buildings, the modulation must extend through at least one-half of the building floors. This option counts as two major façade techniques.
2. Use of a contrasting vertical modulated design component featuring all of the following:
   a. Utilizes a change in building materials that effectively contrast from the rest of the façade.
   b. Component is modulated vertically from the rest of the façade by at least 12-inches.

   This option counts as one major façade technique.
3. Façade employs building walls with contrasting articulation that make it appear like multiple distinct buildings. To qualify for this option, these contrasting façades must employ all of the following:
   a. Different building materials and/or configuration of building materials.
   b. Contrasting window design (sizes or configurations).
   c. Contrasting components are modulated vertically from each other by at least 12-inches.

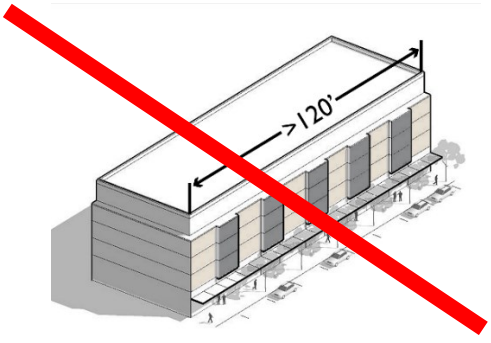
   This option counts as one major façade technique.
4. DESIGN MODIFICATIONS to subsections (C)(1-3) will be considered provided the design meets the intent of the Guidelines. The following are additional supplemental considerations for approving DESIGN MODIFICATIONS:
   a. Width of the façade. The larger the façade, the more substantial articulation/ modulation features need to be.
   b. The type of articulation treatment and how effective it is in meeting the intent given the building's context.

**Figure 3.1.C.1**

**Illustrating maximum façade width guidelines.**



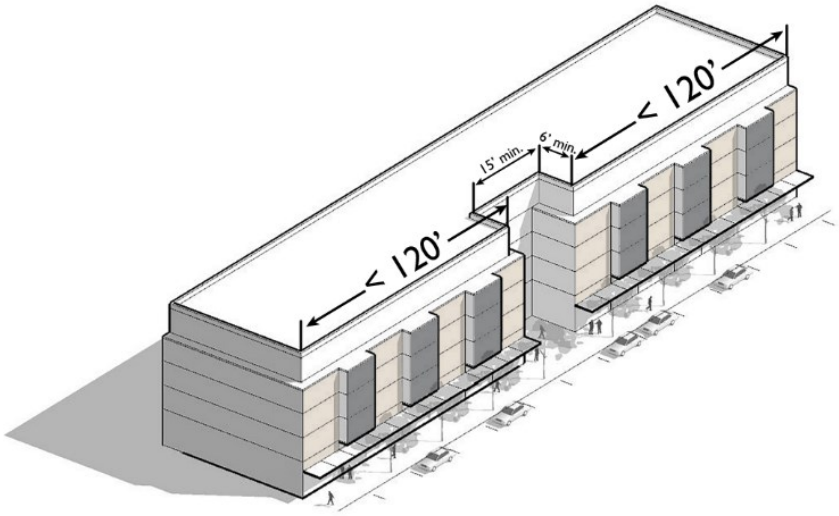

Less than 120' wide: Meets guideline.




More than 120' wide: This building does not meet guideline because it does not incorporate any major façade techniques.

**Figure 3.1.C.1**

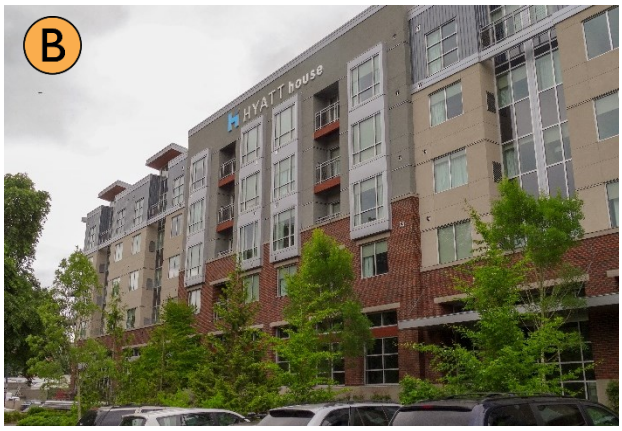
**Illustrating maximum façade width guidelines.**




More than 120' wide: This building meetings the guideline because it incorporates a courtyard along the façade (technique #1 noted above) to effectively break it up into smaller components.

**Figure 3.1.C.2**

**Maximum façade width good and bad examples.**


The central portion of the left building (Image A) employs substantial horizontal and vertical modulation (from adjacent building elevation segments), a different mix of façade materials, distinctive rooflines and different window fenestration techniques to effectively break up the building massing. Image B building employs an effective mix of modulation, material, color, roofline, and fenestration changes.



Image C building – while the modulated features are repetitive, the contrast and width of the modulated components are effective. Image D building employs distinct facades to lend the appearance that it is several different buildings.

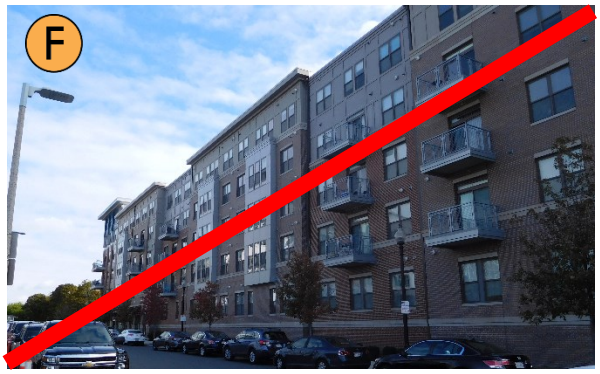




Image E and F buildings feature a combination of modest vertical modulation, roofline modulation, and window fenestration techniques, but lack the techniques to visually break up its expansive and repetitious façade length.

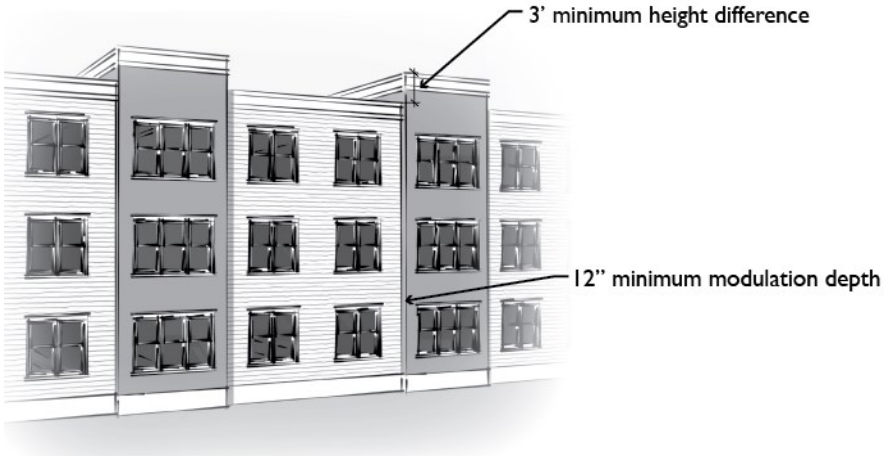
**D. Roofline modulation.** Roofline modulation is not required on all buildings. However, it can be used as one of the façade articulation features in subsection (A) above. In order to qualify as an articulation feature, rooflines must employ one or more of the following:

1. For flat roofs or façades with horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is either:
   a. Three-feet when combined with vertical building modulation techniques described in subsection 3.1(A)(7) above.
   b. Otherwise, the greater of four-feet or 0.2 multiplied by the wall height.
2. A pitched roofline or gabled roofline segment of at least 20-feet in width. Buildings with pitched roofs must include a minimum slope of 4:12 and feature modulated roofline components at the interval required per the applicable guideline above.
3. A combination of the above.

DESIGN MODIFICATIONS will be considered provided the roofline modulation design effectively reduces the perceived scale of the building and adds visual interest.

**Figure 3.1.D**

**Acceptable examples of roofline modulation.**




Roofline modulation qualifies as an articulation feature when combined with vertical building modulation techniques.

The left building illustrates a pitched roof example and the right building illustrates a flat roof example.

**E. DESIGN MODIFICATIONS for maximum building length.** Buildings may exceed the maximum building length standards when in compliance with subsections (1-2) below effectively reduces the perceived length of the building, adds visual interest from all publicly accessible vantage points, and complies with pedestrian circulation guidelines herein:

1. The applicable provisions of subsections (A) through (D) above are met.
2. The façade includes at least one of the following features:
    a. Substantial change in horizontal direction/orientation of the building footprint, such as a bend of at least 15 degrees for a distance of at least 30 feet.
    b. Change in building roofline of at least one story combined with substantial changes in façade design.
    c. Other design techniques that effectively reduce the perceived length of the building, adds visual interest from all publicly accessible vantage points, and complies with pedestrian circulation guidelines herein.
3. Location exemption. Buildings may be exempt from the requirements of subsections (1-2) above provided they are located in an area which is not highly visible from public streets or in an area abutting a hillside.

# 3.2 - Building Details

## Intent

- To encourage the incorporation of design details and small-scale elements into building façades that are attractive at a pedestrian scale.

## Design Criteria

**A. Cornice/roofline design.** Buildings employing a flat roof must employ a distinctive roofline that effectively provides an identifiable "top" to the building. This could include a traditional cornice line or a contemporary design that effectively defines the top of the building.

1. Such rooflines must be proportional to the size and scale of the building.
2. Understated cornice lines are permitted depending on the materials and design of the base and middle elements in reinforcing the façade configuration.
3. Rooftop solar units are permitted, provided the placement and design of units visible from the surrounding streetscape are carefully integrated into the overall design concept of the building.

Figure 3.2.A below illustrates acceptable and unacceptable examples.

**Figure 3.2.A**

**Examples of buildings employing confident and distinctive rooflines.**


Building A uses a traditional cornice along with upper level building at the right corner, and the left portion uses a very simple cornice line to complement the upper level setback on the left corner. Building B uses a traditional cornice line along with pitched roof forms.

**Figure 3.2.A**

**Examples of buildings employing confident and distinctive rooflines.**


Building C uses a slight upper level modulation along with color and material change to create a distinctive roofline. Building D does not use any effective technique to distinguish the roofline.

**B. Articulated building entries.** The primary building entrance must be designed as a clearly defined and demarcated standout architectural feature of the building. Such entrances must be easily distinguishable from private residential entrances on the building. Such entries must be scaled proportional to the building. See Figure 3.2.B below for good examples.

**Figure 3.2.B**

**Acceptable building entry examples.**

**Figure 3.2.B**

**Acceptable building entry examples.**

# 3.3 - Window Design

## Intent

- To integrate window design that adds depth, richness, and visual interest to the façade.

## Design Criteria

A. All windows must employ designs that add depth and richness to the building façade. At least one of the following features must be included to meet this requirement:

   1. Recess windows at least two-inches from the façade.
   2. Incorporate window trim (at least three-inches wide) around windows.
   3. Incorporate other design treatments that add depth, richness, and visual interest to the façade.

B. Highly reflective glass and mirrored glass must not be used on more than 10-percent of a building façade or other building elevations facing parks and containing primary building entrances.

C. Frosted glass is allowed for ground floor residential units located within 15 feet of a public and semi-public realm areas (see section 2.1.C for related standards). The treatment shall not cover more than 50 percent of ground-level windows.

**Figure 3.3.1**

**Acceptable and unacceptable window design examples.**


The windows in Images A-C are recessed by at least two- inches from the façade. Images D and E feature a reveal/recess of less than two inches, but the contrasting frames and mullions effectively add a sense of depth and richness to the façade. The treatment in Image F does not effectively add a sense of depth and richness to the façade.

# 3.4 - Materials

## Intent

- To encourage the use of durable, high quality, and urban building materials that minimize maintenance cost and provide visual interest from all observable vantage points.
- To promote the use of a distinctive mix of materials that helps to articulate façades and lends a sense of depth and richness to the buildings.
- To place the highest priority in the quality and detailing of materials on the first floor at the pedestrian scale.

## Applicability

If a development includes concrete block, metal siding, exterior insulation and finish system (EIFS), or cementitious wall board paneling/siding on a building exterior, respectively the standards of subsections (A-D) below apply. These materials are not required and the use of other exterior materials is encouraged.

## Design Criteria

**A. Concrete block (also known as concrete masonry unit or CMU).**

Concrete block is only permitted on the ground level of residential and mixed-use buildings. It may be used as a contrasting accent material or the primary material when it employs a mixture of colors and/or textures or employs a combination of design details to articulate the building and add visual interest.

**Figure 3.4.A**

**Acceptable concrete block use/design.**



The left building uses concrete block as an effective and contrasting accent material for its entrance. The right mixed-use building uses CMU as the primary cladding material for the ground level. Note the use of split-façade CMU's above each of the awnings and coupled with the use of smooth-façade CMU's on the vertical columns (which employ black accent tiles for added interest).

**B. Metal siding.**

Metal siding may be used on all building elevations provided it complies with the following guidelines:

1. It must feature visible corner molding and trim and does not extend to the ground level of non-residential and mixed-use buildings and no lower than two-feet above grade for residential buildings. Masonry, concrete, or other durable material must be incorporated between the metal siding and the ground plane.
2. Metal siding must be factory finished, with a matte, non-reflective surface.

DESIGN MODIFICATIONS will be considered provided the material's integration and overall façade composition meets the intent of the Guidelines.

**Figure 3.4.B**

**Acceptable metal siding examples**


Examples above integrate a range of metal siding with masonry and other materials.

Metal siding is the primary material for Buildings C and D, both of which integrate subtle changes in color to go with articulation features and design details.

### C. Exterior Insulation and Finish System (EIFS).

EIFS may be used when it complies with the following:

1. EIFS is limited to no more than 20-percent of the total façade area and may not be the primary cladding material.
2. EIFS must feature a smooth or sand finish only.
3. EIFS must be trimmed in wood, masonry, or other material and must be sheltered from weather by roof overhangs or other methods.
4. EIFS must not be used on the ground floor of building elevations. Concrete, masonry, or other highly durable material(s) must be used for the subject ground level building elevations to provide a durable surface where damage is most likely.

   DESIGN MODIFICATIONS will be considered provided the material's integration and overall façade composition meets the intent of the Guidelines.

**Figure 3.4.C**

**Acceptable and unacceptable EIFS examples.**

Left image: Note the use of brick and decorative concrete block on the ground level and EIFS on the second floor. The window treatments visible on the second floor add depth and interest to the façade. Right image: EIFS is used for all building elevations above the first floor.

**D. Cementitious wall board paneling/siding.**

Cementitious wall board paneling/siding may be used provided it meets the following provisions:

1. Cement board paneling/siding may not be used on ground level facades containing non-residential uses.
2. Cement board paneling/siding may be the dominant exterior material but must be integrated with other acceptable materials (specifically, up to 70-percent of non-window exterior materials may be cement board paneling/siding). Where cement board paneling/siding is the dominant siding material, the design must integrate a mix of colors and/or textures that are articulated consistent with windows, balconies, and modulated building surfaces and are balanced with façade details that add visual interest from the ground level and adjacent buildings.

   DESIGN MODIFICATIONS will be considered provided the material's integration and overall façade composition meets the intent of the guidelines.

**Figure 3.4.D**
**Acceptable and unacceptable cementitious wall board examples.**


The building in Images A-B use cementitious wall board in different textures and colors to help articulate the façade. The white color replicates the board and batten style in the left image and green color in the right image effectively replicates horizontal wood siding.

**Figure 3.4.D**
**Acceptable and unacceptable cementitious wall board examples.**


The Image C building uses different color panels effectively to emphasize the façade's fenestration and modulation patterns. The wall board panels covering a large area in a single color as in Image D would not meet the intent of the guidelines.

# 3.5 - Blank Wall Treatment

## Intent

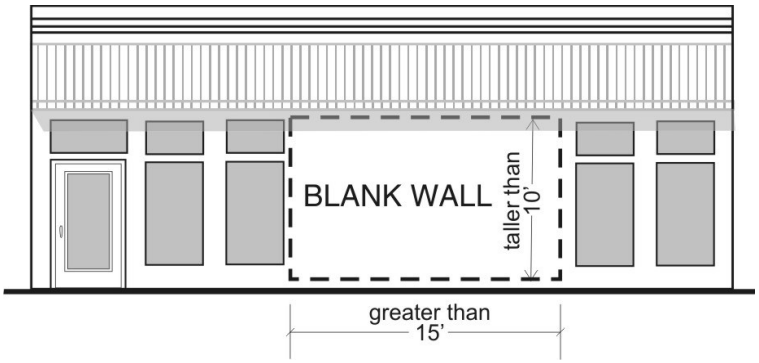
- To avoid untreated blank walls.
- To retain and enhance the character of streetscapes.

## Design Criteria

**A. Blank wall definition.** "Blank wall" means a ground floor wall or portion of a ground floor wall over 10-feet in height and a horizontal length greater than 15-feet and does not include a transparent window or door.

**Figure 3.5.A**

**Blank wall definition.**




**B. Blank wall treatment guidelines.** Untreated blank walls adjacent to a public or private street, pedestrian-oriented space, common recreation area, or pedestrian pathway are prohibited. Methods to treat blank walls on multi-family buildings can include:

1. Landscape planting bed at least five-feet wide, or a raised planter bed at least two-feet high and three-feet wide, in front of the wall. Planting materials must be sufficient to obscure or screen at least 60-percent of the wall's surface within three years.
2. Installing a vertical trellis in front of the wall with climbing vines or plant materials.
3. Installing an artistic mural as approved by the Director.
4. Special building detailing that adds visual interest at a pedestrian scale. Such detailing must use a variety of surfaces; monotonous designs will not meet the intent of the guidelines.

For large visible blank walls, a variety of treatments may be required to meet the intent of the guidelines.

DESIGN MODIFICATIONS will be considered provided the entire façade composition meets the intent of the Guidelines for the context of the wall (e.g., walls along pathway corridors connecting parking areas to building entries might be granted more flexibility than street facades).

**Figure 3.5.B**

**Blank wall treatment examples.**

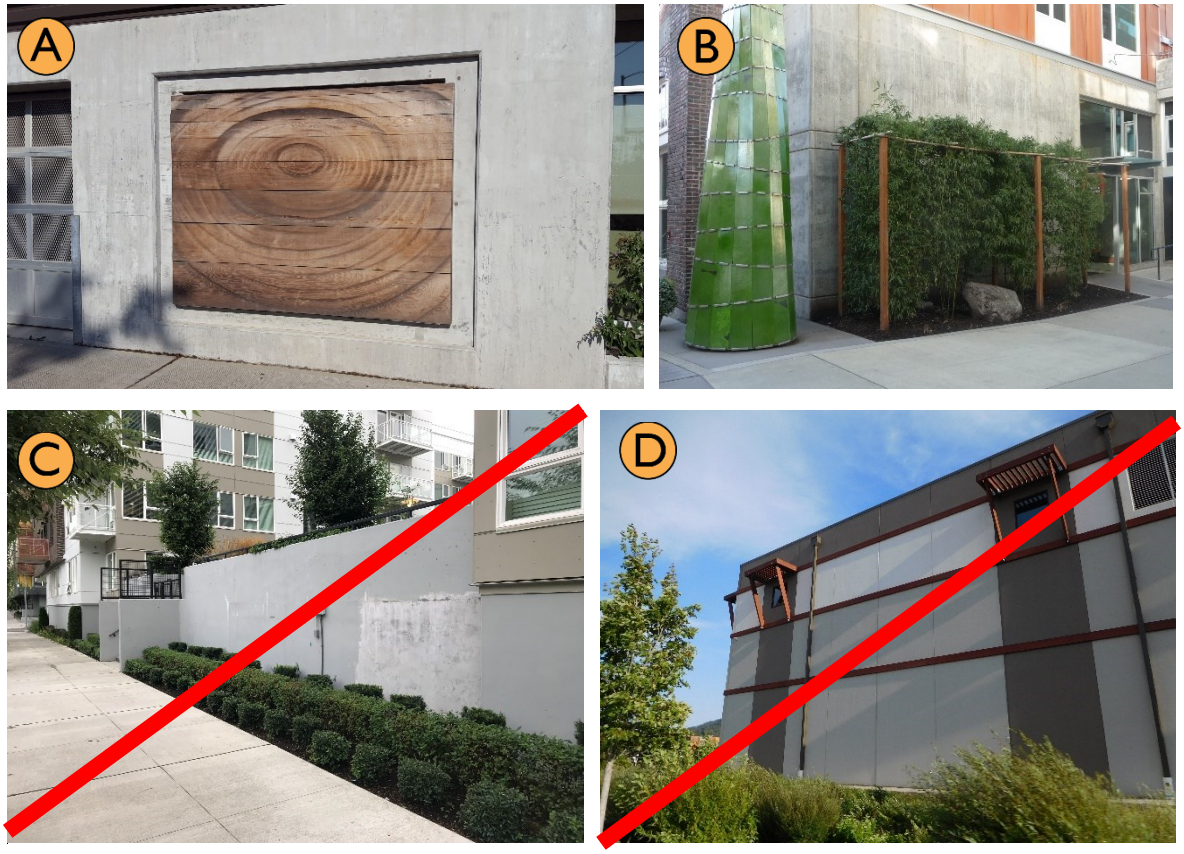



Image A uses an artistic mural and Image B uses a landscape planting bed. Image C includes a landscape planting bed with shrubs too low to meet the screening requirement. Image D includes simple detailing (color changes) and a landscape planting bed which are ineffective in screening or treating the blank wall.

# 3.6 – Structured Parking Design

## Intent

- Maintain "eyes on the street" for safety.
- Reduce the visual impact of structured parking facilities on the streetscape and residential environment.
- Create a welcoming, safe, convenient, and comfortable pedestrian environment.
- Integrate the design of parking structures with surrounding development.
- Emphasize active ground floor uses on street-facing sides of parking structures.

## Design Criteria

**A. Preferences and Guidelines for integrating structured parking facilities into multi-family buildings.**

1. First choice. Preferably, parking is located under multi-family buildings and not visible from the street and residential recreational space. While underground parking may not be viable, designs where landscaped berms or terraces hide parking from the street can help accomplish this objective. See examples in Figure 3.6.A.1.

**Figure 3.6.A.1**

**Structured parking integration guidelines and examples.**


Parking in Image A is effectively screened from the street by landscaping berms and stoops. Note that the garage entrance, while largely at street level, is tucked under the first floor units and hidden from the street. The building in Images B and C below has an elevated ground floor with terraced landscaping and stoops above a structured parking level. Image B is the view from an alley where a building overhang above parking is acceptable.

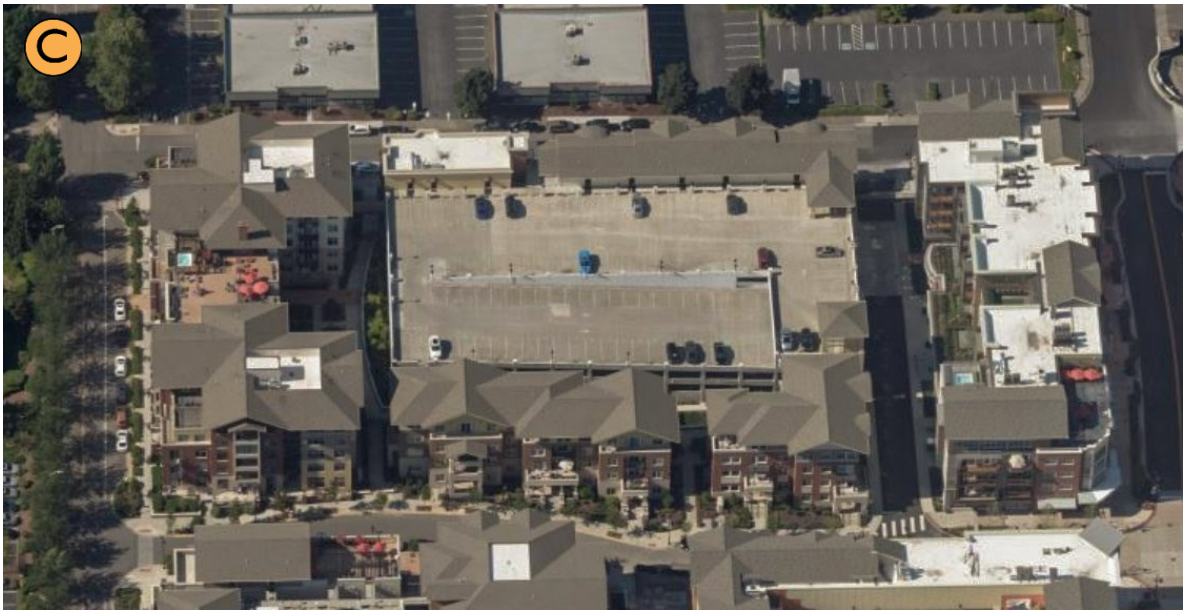

2. Second choice. Liner building designs that wrap residential units around an internal parking structure is an effective design tool to hide parking and thus is acceptable. See examples in Figure 3.6.A.2.

**Figure 3.6.A.2**

**Liner building examples.**



Images A-D above and below illustrate liner buildings, with residential and/or mixed-uses wrapping the parking garages. Image C illustrates another Texas Donut example. Note the courtyard design between the parking garage and the wrapping multi-family building on the left. Towards the right, the parking garage is accessed from an alley.




3. Third choice. While exposed structured parking facilities are prohibited along public and private street frontages and adjacent to recreation space, such exposed facilities are acceptable along other elevations provided they are integrated into the design of the building. Specifically:

   Employ façade articulation techniques necessary to comply with the massing and articulation guidelines in Section 3.1, building details guidelines in Section 3.2, materials guidelines in Section 3.4, and blank wall treatment guidelines in Section 3.5. For example, parking garages can incorporate openings with grillwork or other treatments to resemble

windows. Designs where lower level structured parking visually dominate the design of the buildings and create a sense of great separation between dwelling units and the adjacent ground plane (particularly the street and applicable resident recreational space) are prohibited.

See acceptable examples in Figure 3.6.A.3 below.

**Figure 3.6.A.3**

**Façade treatment examples.**


The building in Image C uses a decorative grill over ground level parking on its rear elevation. The building in Image B uses window openings that mimic the apartment windows on upper floors.

**B. Garage entries.**

1. Parking garage entries must be well-integrated into the design of the building and must not dominate the streetscape. They should be designed and sited to complement, not subordinate, the pedestrian entry.
2. Where vehicles enter and exit a parking garage across a sidewalk or internal path, direct visibility between pedestrians and motorists shall be provided. Options include setback entries, cropped wall corners, wall openings, or other treatments to enhance safety and visibility. Mirrors and electronic visual/audio warnings alone are not acceptable methods of visibility.

**Figure 3.6.B**

**Acceptable parking garage entries**

Examples of garage entries well integrated into the building's design and featuring good pedestrian visibility.

**C. Free-standing parking garages.** Free-standing parking garages may be acceptable provided:

1. They are located away from public streets, generally behind other structures.
2. They comply with applicable building design provisions in Sections 3.1, 3.2, 3.4, and 3.5, except:
   a. Less visible parking garage elevations warrant greater flexibility in the application of the building design guidelines.
   b. Parking garages are subject to articulation intervals (see Section 3.1.a) of 60 feet minimum (instead of 30 feet) and only two articulation features are required. Greater flexibility may be given to less visible
   c. Parking garages more than 120 feet from a public street or not visible from a public street are exempt from the maximum façade width guidelines in Section 3.1.b.
   d. Landscaped buffer elements including landscaped setbacks with tall evergreen plantings and/or trellis structures with vine plants are encouraged.

**Figure 3.6.C**

**Acceptable freestanding parking garage examples.**


Image A is located along a service road. The landscaping trellis screen creates an attractive "green" wall. The vertical columns and trellis/vines help to articulate the garage in Image B.

# PART 4 - TOWNHOUSE DESIGN

### Relation to Other Guidelines

Townhouse developments are subject to applicable Guidelines in Part 2 and Part 3 of this document, except some Guidelines below supersede them as they are specific to townhouses.

## 4.1 - Façade Design & Articulation

### Intent

- To enhance the character of streets with low-density residential uses.
- To reduce the apparent bulk and scale of large townhouse/rowhouse buildings.
- To promote architectural variety that adds visual interest to the community.

### Relation to Other Codes

This section supplements the provisions of TMC 18.50.083, Maximum Building Length, and TMC Figure 18-5, Multi-Family Design Guideline.

### Design Criteria

A. Townhouse buildings must comply with residential building articulation Guidelines in Section 3.1 except that the articulation intervals must be no wider than the width of units in the building. Thus, if individual units are 15-feet wide, the building must include the required minimum three articulation features at intervals no greater than 15-feet on all façades facing a street, common outdoor recreation area, or common parking area.

B. Repetition with variety. See Figures 4.1.B below. Townhouse developments must employ one or more of the following "repetition with variety" articulation Guidelines:

   1. Reversing the elevation of two out of four dwellings.
   2. Providing different building elevations for end units (units on the end or corner of a building) by changing the roofline, articulation, windows, and/or building modulation patterns.
   3. Adding a different dwelling design or different scale of the same design, such as adding a two-story version of the basic dwelling design where three-stories are typical.
   4. Other design treatments that add variety or provide special visual interest, such as different cladding materials, window sizes and groupings, roof slopes, porch designs, balconies, etc. While the variable use of color on buildings can be effective in reducing the perceived scale of the building and adding visual interest, color changes alone are not sufficient to meet the intent of the guidelines.

**Figure 4.1.B**

**Repetition with variety examples.**


A. Different elevation for end units.

B. Alternating roofline.

C & D. Alternating articulation (roofline, siding style, color, and window fenestration).

# 4.2 – Internal Drive Aisles

## Intent

- To enhance the character and safety of internal drive aisles.
- To de-emphasize garages and drive aisles as major visual elements along internal drive aisles.

## Applicability

This section applies to private driveways and internal drive aisles shared between multiple townhouse units or buildings.

## Design Criteria

A. Entries on internal drive aisles. For townhouses where the primary pedestrian access to the dwelling is from an alley or private internal vehicular access, buildings must emphasize individual pedestrian entrances instead of private garages by using both of the following measures:

1. Enhance entries with a trellis, small porch, or other architectural features that provides cover for a person entering the unit and a transitional space between outside and inside the dwelling.
2. Provide a planted area in front of each pedestrian entry of at least 20-square-feet in area, with no dimension less than four-feet.

DESIGN MODIFICATIONS will be considered, provided they meet the intent of the Guidelines.

**Figure 4.2.A**

**Acceptable and unacceptable examples of garage/entry configurations.**

The views of each of these three examples include the primary pedestrian entrance. The left example features a landscaped area and a trellis to highlight the entry. In the middle image, the balconies and landscaped areas deemphasize the garage. In the right image, the lack of landscaping near the entries would not be allowed (where this is the primary pedestrian entry to the unit).

**B. Minimum building separation.** Minimum building separation along uncovered internal drive aisles must be 24-feet. The purpose is to provide adequate turning radius, allow for landscaping elements along at least one side of the drive aisle, and allow for adequate light and air for the

townhouses adjacent to the drive aisle. Projections into this minimum building separation Guideline are permitted provided no portion of the building is within 20-feet of another building across from an internal drive aisle.

C. **Driveway depths.** Developments are encouraged to limit driveway depths to 12-feet or less to encourage residents to keep their vehicles in their garage and avoid the pattern of parked cars in front of townhouse buildings. Separate guest/overflow parking spaces shall be provided onsite.

**Figure 4.2.B-C**

**Acceptable and unacceptable internal drive aisles and townhouse separation**

The left example features landscaped strips between each driveway whereas the right example features no landscaping and cantilevering living spaces are within 20-feet of each other.